

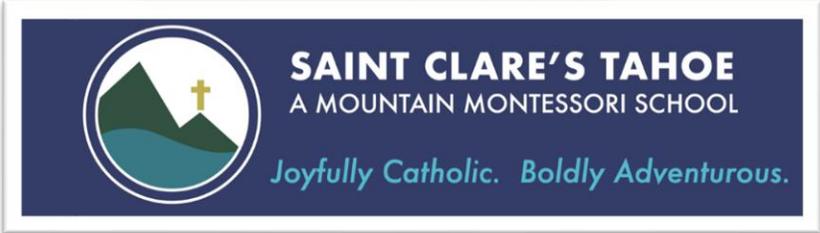
DEVELOPMENT CODE AMENDMENT

Washoe County
Planning Commission

11/7/2023



INTRODUCTIONS



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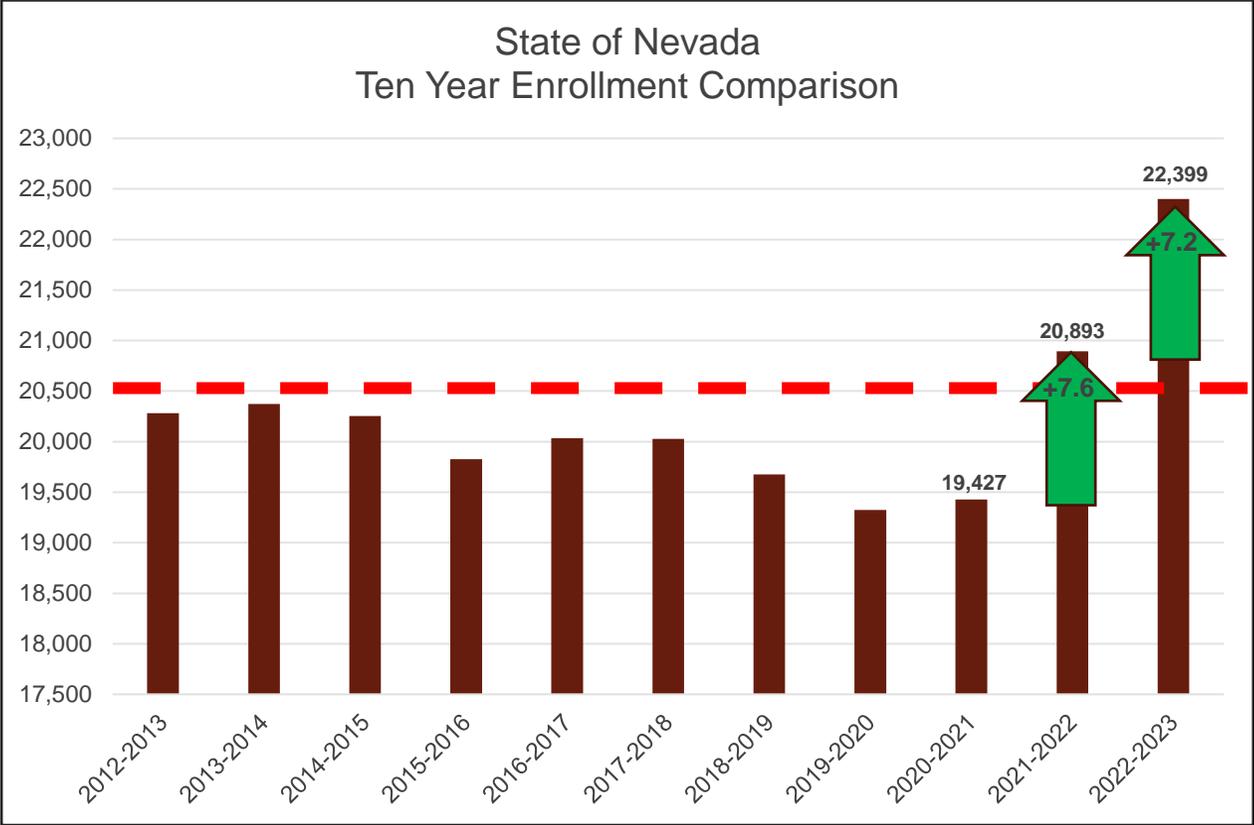
DEVELOPMENT CODE AMENDMENT

Request to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

WHY NOW

The proposed Development Code amendment responds to changed conditions that have occurred since the Development Code was adopted.

PRIVATE SCHOOL ENROLLMENT



TAHOE AREA PLAN

- Washoe County
- Tahoe Regional Planning Agency

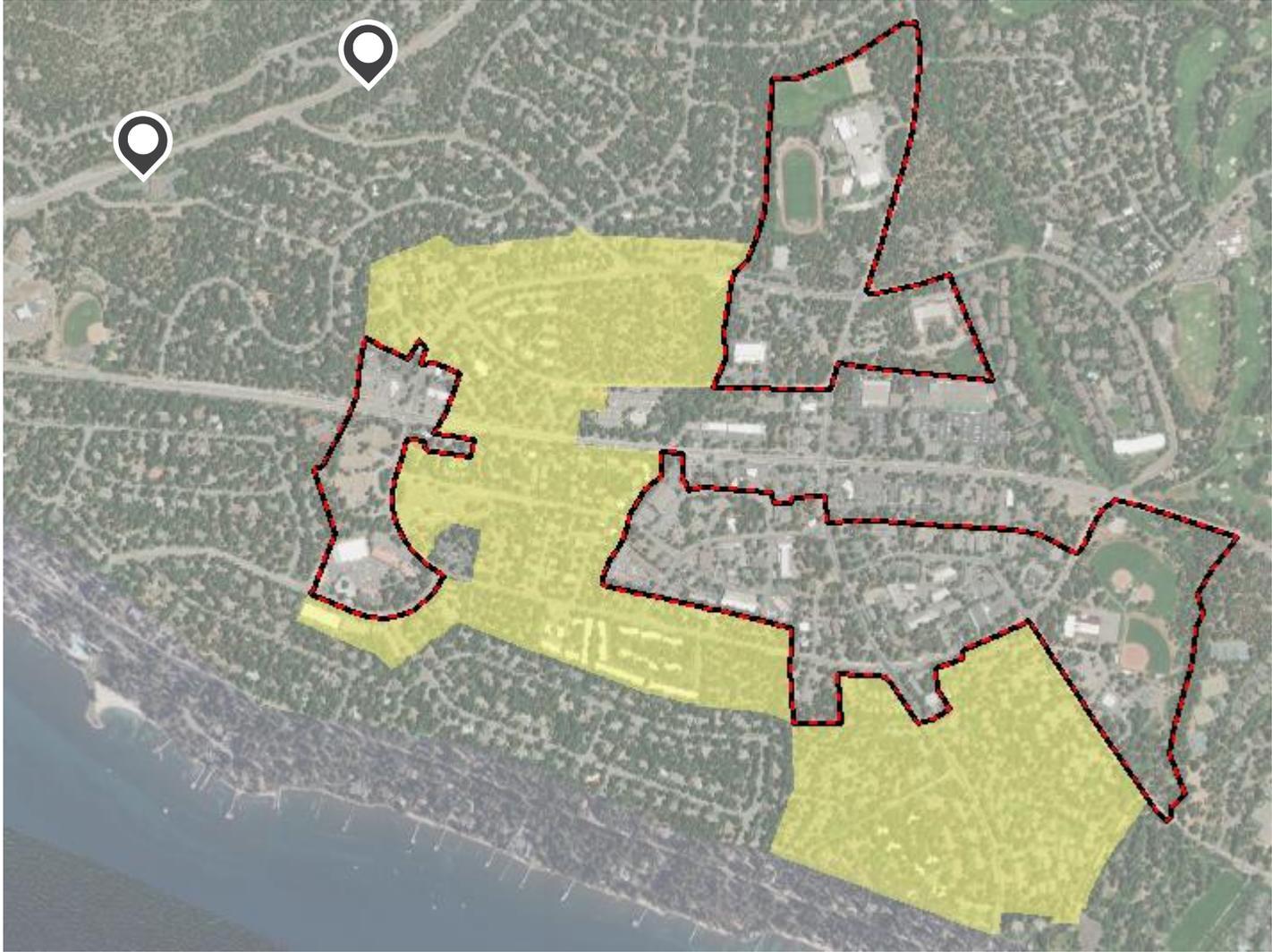
“Is intended to provide a broad scope of public services to serve the residential communities.”



SCHOOL USE PERMITTED



SCHOOL USE PERMITTED - SUP



HISTORY

Action	Date
Neighborhood Meeting Notice	May 18 th , 2023
Neighborhood Meeting	June 2 nd , 2023
Application to Washoe County	June 8 th , 2023
TRPA Regional Plan Implementation Committee Meeting	September 27 th , 2023
Washoe County Planning Commission Public Hearing	November 7 th , 2023

TRAFFIC

Initial Environmental Checklist | Tahoe Area Plan Development Code Amendment

Table 1: Trip Generation Review

Land Use Type	ITE Code	Units	AM Peak Hour Average Rate	PM Peak Hour Average Rate	Daily Average Rate
Day Care Center	565	Students	0.78	0.79	4.09
Private School (K-8)	534	Students	1.04	0.26	4.11
Private School (K-12)	536	Students	0.79	0.17	2.48
Charter Elementary School	537	Students	1.02	0.14	1.85

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Agency
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NOISE

- DCA does not alter the Community Noise Equivalency Level standards set forth in the existing Area Plan
- DCA could result in the establishment of primary and secondary school uses; however, a Special Use Permit would be required
- Should the amendment request be approved, it is anticipated that an acoustical noise study would be a required submittal for the Special Use Permit application

PARKING

- DCA does not alter the parking standards adopted in the Tahoe Area Plan
- A SUP would be evaluated at a site-specific level for conformance to the regulatory parking requirements

SUMMARY

- Compatible with the Tahoe Area Plan
- Promotes the Purpose of the Development Code
- Supports parent's right to direct the educational upbringing of their child

ANTICIPATED MEETING DATES

Action	Date
Washoe County Board of County Commissioners Public Hearing	December 12, 2023
Washoe County Board of County Commissioners (2 nd Reading)	January 16, 2024
Submit to TRPA for Conformance Review	February 1, 2024
TRPA Advisory Planning Commission	March 13, 2024
TRPA Regional Plan Implementation Committee Meeting	March 27, 2024
TRPA Governing Board Public Hearing	April 24, 2024

THANK YOU...

Any questions?